

IN RE: PETITION FOR SPECIAL HEARING  
NE/S Reisterstown Road at  
Hammershire Road  
(11629 Reisterstown Road)  
4th Election District  
3rd Councilmanic District  
  
Amir Aviram and Cicero Brown  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-292-SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 11629 Reisterstown Road, located in the vicinity of Delight near Owings Mills. The Petition was filed by the owners of the property, Amir Aviram and Cicero Brown. The Petitioners seek approval of an amendment to the previously approved site plans in Case Nos. 65-157-X, 77-45-X and 93-82-SPHX, to permit a proposed addition to the existing car wash facility. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petition were Amir Aviram and Cicero Brown, property owners, and Marvin Zentner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 41,235 sq.ft. (0.9553 acres), more or less, zoned B.L.-C.N.S., and is improved with a car wash. The property was the subject of prior Case Nos. 65-157-X and 77-45-X in which a special exception for a car wash and amendments thereto were granted on February 23, 1965 and April 5, 1977, respectively. In the most recent Case No. 93-82-SPHX, the Petitioners were granted approval to reduce the area of the car wash use to add a car rental agency to the site on December 10, 1992. The Petitioners now come before

ORDER RECAVATED FOR FILING

Date

By

MICROFILMED

me seeking an amendment to the previously approved site plans to construct a 25' x 74' addition to the existing car wash facility to add a detailing center. Based upon the testimony and evidence presented at the hearing, it is clear the relief requested should be granted. However, as a condition to the relief granted herein, the Petitioners shall be required to submit a landscape plan for review and approval by Baltimore County, prior to the issuance of any use permits. Furthermore, the Petitioners shall be required to comply with the Zoning Plans Advisory Committee (ZAC) comments submitted by Robert W. Bowling, Chief of the Developers Engineering Section of the Department of Public Works dated March 3, 1995.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of April, 1995 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plans in Case Nos. 65-157-X, 77-45-X and 93-82-SPHX, to permit a proposed addition to the existing car wash facility, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

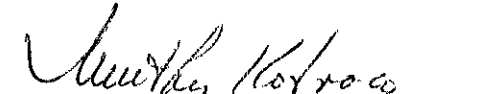
ORDER RECEIVED FOR FILING  
Date 4/3/95  
By [Signature]

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County. Furthermore, all landscaping shall be installed prior to the issuance of any permits.

3) Compliance with the ZAC comments submitted by Robert W. Bowling, Chief, Developers Engineering Section, dated March 3, 1995, a copy of which has been attached hereto and made a part hereof.

4) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

4/3/95  
[Handwritten signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

April 3, 1995

Mr. Cicero H. Brown  
1008 Hart Road  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
NE/S Reisterstown Road at Hammershire Road  
(11629 Reisterstown Road)  
4th Election District - 3rd Councilmanic District  
Amir Aviram and Cicero Brown - Petitioners  
Case No. 95-292-SPH

Dear Mr. Brown:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Amir Aviram  
4 Baroness Court, Owings Mills, Md. 21117

Mr. Marvin Zentner  
5510 Edson Lane, Rockville, Md. 20852

People's Counsel

File

UNRECORDED





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11629 REISTERSTOWN RD  
which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AND ORDER AS APPROVED A REVISED ZONING PLAN  
IN ZONING CASES.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

AMIR AVIEM  
(Type or Print Name)

Amir Aviam Pres.  
Signature

CICERO H. BROWN  
(Type or Print Name)

Cicero H Brown  
Signature

11629 REISTERSTOWN RD 833-4552  
Address Phone No

REISTERSTOWN MD 21136  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Cicero H Brown  
Name

1008 HARTSTOWN 825-1319  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: SAP DATE 2-16-95.

MICROFILMED

286.

ORDER RECEIVED FOR FILING

Date

By



W. T. SADLER

surveyor

## DESCRIPTION OF THE PROPERTY OF ALPER AND MEYER, INC.

LOCATION: 11629 REISTERSTOWN ROAD  
FOURTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

DATE: DECEMBER 3, 1987

## DESCRIPTION:

Beginning for the same on the east side of Roaches Lane, formerly Century Avenue, as shown on a plat of Right of Way Agreement recorded among the Land Records of Baltimore County in Plat Book 3, folio 119, said place of beginning also being at the beginning of the fourth line of the land described in a Deed from Eva Annabelle Rexroth to Baltimore County, Maryland, dated January 27, 1978 and recorded among the Land Records of Baltimore County in Liber 5853, page 170, and thence leaving said Roaches Lane and running and binding along the said fourth line of the Deed from Rexroth to Baltimore County

North 76 degrees 09 minutes 20 seconds East 336.36 feet to the end of said line and to intersect the outline of Lot 1 as shown on the Plat of Huntsman Apartments, said plat being recorded among the Land Records of Baltimore County in Plat Book O.T.G. 34, folio 90, thence running along a portion of the west outline of said Lot 1

South 06 degrees 56 minutes 45 seconds East 51.40 feet to the northwestern right of way line of Hammershire Road as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. RW 72-047-1, thence running along said road

South 45 degrees 59 minutes 00 seconds West 274.91 feet to a point, thence leaving the right of way line as shown on the above-referenced Drawing and running along the northernmost right of way line of the fillet shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. RW 82-373-1

North 89 degrees 01 minutes 50 seconds West 21.22 feet to intersect the northeasternmost side of Reisterstown Road, Maryland Route 140, thence running and binding along said road

North 44 degrees 02 minutes 30 seconds West 163.45 feet to the intersection of the northwestern side of Reisterstown Road and the eastern

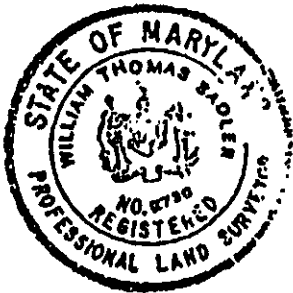
side of Roaches Lane, thence running along the east side of Roaches Lane North 00 degrees 20 minutes 00 seconds West 43.72 feet to the place of beginning. Containing 0.9553 acres of land, more or less.

Being the remaining portion of the land which by Deed dated April 27, 1976 and recorded among the Land Records of Baltimore County in Liber 5628, page 903, was conveyed by Charles O. Hughes, et al, to Alper and Meyer, Inc.

Subject to a 10 foot wide Utility Easement as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. RW 59-132-5 and also subject to a Reversible Easement for Supporting Slopes as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. RW 82-373-1.

BY:   
William T. Sadler, P.L.S. 7730

The above description has been prepared from Deeds, records and surveys.



**RECORDED**

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

93-292-SPH

District: H66 Date of Posting: 3/3/95

Posted for: Special Hearing

Petitioner: Amir Arifan & Cicero H. Brown

Location of property: 11629 Reisterstown Rd, NE/S

Location of Signs: Facing road way, on property being torn down

Remarks: \_\_\_\_\_

Posted by: [Signature] Date of return: 3/10/95  
Signature

Number of Signs: 1





# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W.

Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

### Case Number:

95-292-SPH (Item 286):  
11829 Reisterstown Road  
Owings Mills Car Wash  
NE/S Reisterstown Road,  
NC Reisterstown and  
Hammershire Roads  
4th Election District  
3rd Councilmanic

### Legal Owners(s):

Amir Aviram and  
Cicero H. Brown

### HEARING: FRIDAY,

MARCH 17, 1995 at 11:00  
a.m. in Rm. 106, County Of-  
fice Building.

**Special Hearing:** to approve  
a revised zoning plan and order  
as approved in zoning cases.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Hand-  
icapped accessible; for special  
accommodations Please Call  
887-3353.

(2) For informa-  
tion concerning the File and/or  
Hearing, Please Call 887-3391.

3/027 March 2.

TOWSON, MD.,

March 3, 1995

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on March 2, 1995.

THE JEFFERSONIAN,

*A. Henrichson*  
LEGAL AD. - TOWSON

Publisher



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

# receipt

Account: R-001-6150

Number

286

Date 2-16-95

AMIR AU RAM

11629 REISTERSTOWN RD

040 - SCREEN HEALING ... 250.00

050 - 1 SIGN ... 35.00

285.00

TOTAL:

PAID TO THE ORDER OF  
BALTIMORE COUNTY

02502800000000000000  
BA 0016000000 16 95

Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: PUTUXENT PUBLISHING COMPANY  
March 2, 1995 Issue - Jeffersonian

Please forward billing to:

Cicero H. Brown  
1008 Hart Road  
Towson, MD 21204  
410-825-1319

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-292-SPH (Item 286)  
11629 Reisterstown Road -- Owings Mills Car Wash  
NE/S Reisterstown Road, NC Reisterstown and Hammershire Roads  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Amir Aviram and Cicero H. Brown  
HEARING: FRIDAY, MARCH 17, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to approve a revised zoning plan and order as approved in zoning cases.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 23, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-292-SPH (Item 286)

11629 Reisterstown Road -- Owings Mills Car Wash

NE/S Reisterstown Road, NC Reisterstown and Hammershire Roads

4th Election District - 3rd Councilmanic

Legal Owner(s): Amir Aviram and Cicero H. Brown

HEARING: FRIDAY, MARCH 17, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to approve a revised zoning plan and order as approved in zoning cases.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Amir Aviram  
Cicero H. Brown

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 10, 1995

Mr. Amir Aviram  
11629 Reisterstown Road  
Reisterstown, Maryland 21136

RE: Item No.: 286  
Case No.: 95-292-SPH  
Petitioner: Amir Aviram

Dear Mr. Aviram:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director                      DATE:   March 3, 1995  
      Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
      Developers Engineering Section

RE:    Zoning Advisory Committee Meeting  
      for March 6, 1995  
      Item No. 286

The Developers Engineering Section has reviewed the subject zoning item. The existing access off Hammershire Road closest to Reisterstown Road must be eliminated.

Show the limits of the 100-year flood area on your plat. See the "Flood Insurance Rate Map," Panel Number 210 for the limits.

Per Section 26-276 of the Development Regulations, no construction in or alteration of any flood plain may be permitted.

A schematic landscape plan prepared by a Registered Landscape Architect must be submitted and approved as a condition of Development Plan approval.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 3-1-95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 2-27-95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 271  
284  
285  
286 ✓  
288  
289

*Bone Acely*  
3-1-95

LS:sp

LETTY2/DEPRM/TXTSBP



**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-8-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: +286 (TRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/27/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 27, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 284, 286, 287 AND 289.

*MICROFILMED*

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 23, 1995

Mr. Amir Aviram  
11629 Reisterstown Road  
Reisterstown, Maryland 21136

RE: Case No. 95-292-SPH  
Petitioner: Amir Aviram

Dear Mr. Aviram:

Enclosed are copies of comments received from SHA on March 22, 1995 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Joyce Watson".

Joyce Watson

/jw

Enclosure

*late comment  
hearing 3/17/95*

MICROFILMED





**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

March 22, 1995

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 140  
Owings Mills Car Wash  
11629 Reisterstown Road  
Special Hearing  
Item #286 (JRA)  
Mile Post 7.62

Dear Ms. Watson:

This letter is in response to your request for our review of the referenced item.

A review of the State Highway Administration's (SHA) current and long range planning documents reveals that MD 140 is identified with a future 80' right-of-way for an ultimate five (5) lane urban reconstruction project in this area.

We request the developer dedicate (40' from center of roadway) along the property frontage on MD 140, as a condition of plan approval.

Modifications to the existing entrances onto MD 140 will not be required as a field inspection of the property reveals the existing curb and gutter and entrances are in an acceptable condition.

Therefore, we have no objection to approval of the special hearing request subject to our aforementioned right-of-way request comments.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

7/100-200  
3/12/95  
200-100

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: March 14, 1995

SUBJECT: 11629 Reisterstown Rd.

INFORMATION:

Item Number: 286  
Petitioner: Amir Aviram  
Property Size: .95 acres  
Zoning: BL-AS  
Requested Action: Special Hearing  
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Special Hearing to approve a revised zoning plan and Order as approved in previous zoning cases.

Based upon a review of the information provided, the staff offers the following comment:

Should the applicant's request be granted, the petitioner should be able to prove to the satisfaction of the Zoning Commissioner that the property is in full compliance with Restriction 3 as set forth in Case No. 93-82-SPHX.

Prepared by:

Jeffrey W. Long  
Gary L. Kerns

Division Chief:

PK/JL

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
11629 Reisterstown Road (Owings Mills Car \*  
Wash), NE/S Reisterstown Road, NC Reis- \* ZONING COMMISSIONER  
terstown and Hammershire Roads \* OF BALTIMORE COUNTY  
4th Election District, 3rd Councilmanic \*  
Amir Aviram and Cicero H. Brown \* CASE NO. 95-292-SPH  
Petitioners

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14<sup>th</sup> day of March, 1995, a copy of the foregoing Entry of Appearance was mailed to Amir Aviram and Cicero H. Brown, 1008 Hart Road, Towson, MD 21204, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ✓ Kurt A. Kugelburg                      DATE: August 24, 1995  
Development Review Committee

FROM: David L. Thomas, P.E.                      DLT  
Assistant to the Director, DPW

SUBJECT: Ricks Car Wash                      Zoning Case No. 95-292-SPH

This is to advise that the subject building to which an addition is proposed does lie in part within a 100-year riverine floodplain. The site plan does not show elevations for the exiting structure or the proposed addition; therefore, the exact extent of the floodplain limits cannot be determined without further information. The Hammershire Culvert flood study does indicate a 100-year water surface elevation varying from 609.5 at the culvert to 606.0 at cross section 6.

The provisions of section 510.2 of the Building Code should be observed by the Building Engineer's staff during the permit review for the subject project.

DLT/s

cc: APR Associates, Inc., (Attn: Mr. Alexander P. Ratych, President)  
John Reisinger  
Larry Pilson  
Carl Richards  
Bob Bowling  
Dave Snook (Floodplain permits file)  
Les Schreiber

# RICK'S CAR WASH, INC.

11629 REISTERSTOWN ROAD  
REISTERSTOWN, MARYLAND 21136

(301) 833-4552

Baltimore County Office of Zoning  
Administration and Development Management  
11 Chesapeake Ave  
Sewer, MD 21204

Please excuse the handwriting but I  
am about to leave the country for two weeks  
and I am having this letter prepared for me.  
The signature however is mine.

Please consider this letter power of  
attorney for Mr. Cicero H. Brown to use only  
in connection with the special hearing to  
amend a prior special exception for zoning cases,  
93-28-SPHX, 77-45X and 65-157X. This  
authorization applies to all documentation related  
to this hearing and any implementing papers  
related thereto.

Sincerely Amir Aviram  
AMIR AVIRAM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

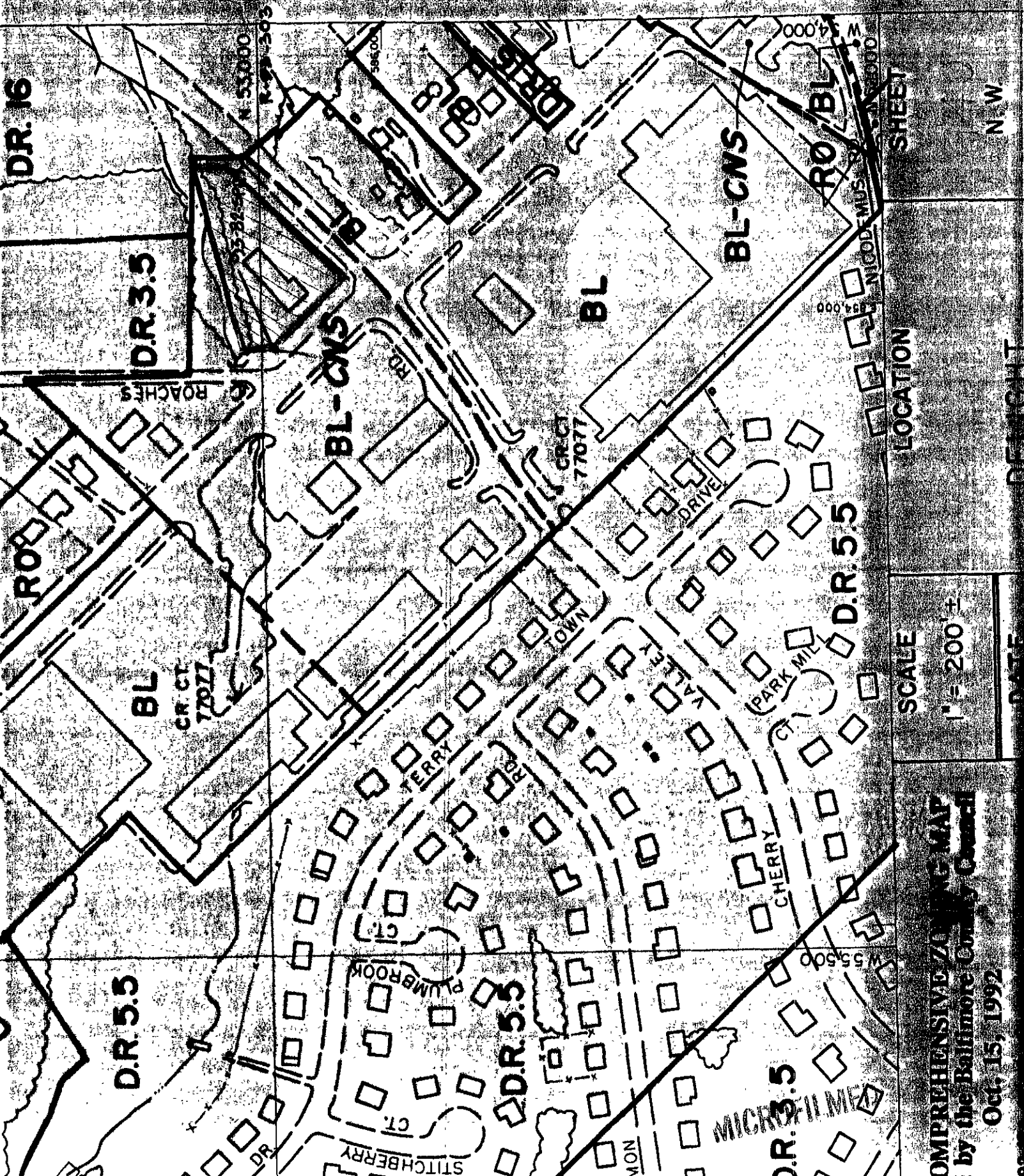
ADDRESS

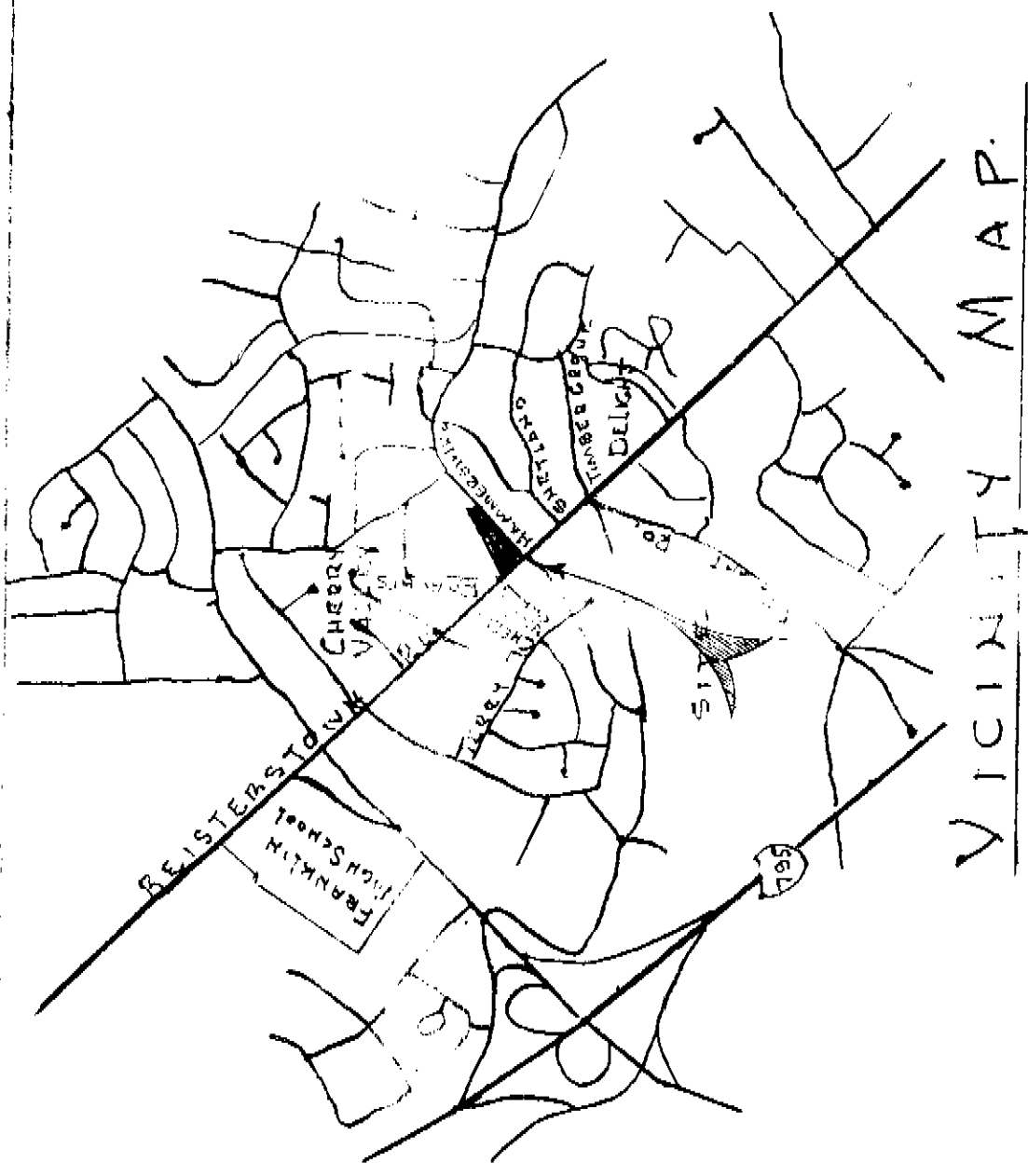
CICERO BROWN  
AMIT AVITAH

MARVIN A. ZENTNER

1008 HART RD. TOWSON  
4 BATHNESS CT  
OWINGS MILLS MD 21117  
5510 EDSON LANE  
ROCKVILLE, MD, 20852







VICINITY MAP

ZONING INFORMATION

1965 SPECIAL EXCEPTION -  
SERVICE CAR WASH  
CASE 65-187-A  
1977 CASE 77-45-A  
1993 SPECIAL HEARING EXCEPTION FOR CAR  
RENTAL AGENCY ON 1893 CASE-99-82-SPX  
ALL ABOVE HEARINGS GRANTED PER REQUEST  
DRS HEARING NOV 7, 94. APPROVED AS LIMITED  
EXCEPTION. SECT. 26-171 (b)(9).

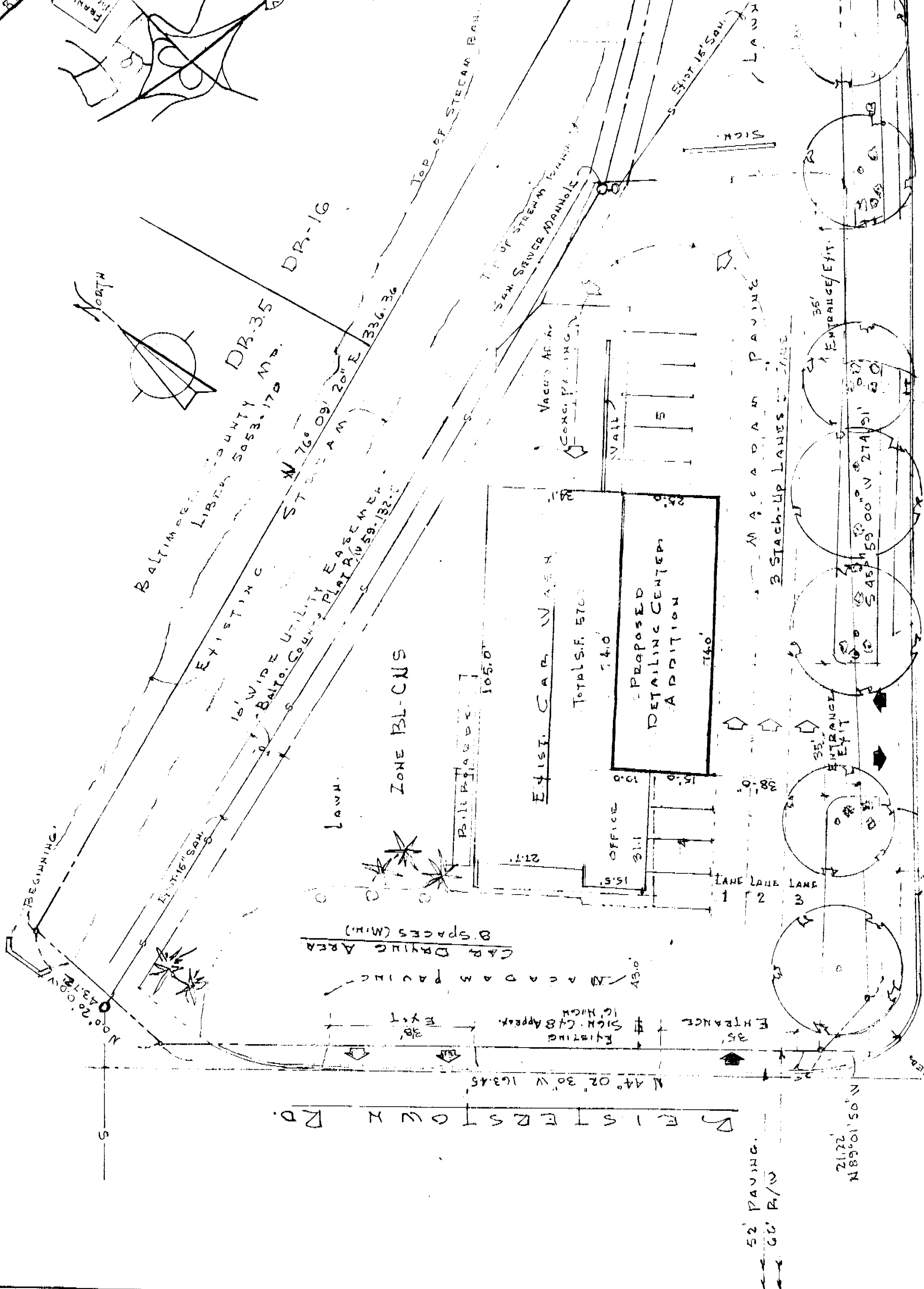
PARKING REQUIREMENTS  
(FULL SERVICE CAR WASH)  
Stacking Spaces 200.19 Spaces  
Drying Spaces 200.19 Spaces  
Vacuum Cleaning 200.19 Spaces  
Additional Spaces 200.19 Spaces  
Min. Requires 30 Spaces  
Min. Spaces Provided 36 Spaces.

This Facility & Proposed Addition  
Meets The Zoning Definition Of  
Exception for a Full Service Car Wash.

PETITIONER'S  
EXHIBIT NO. 1

PROPOSED DETAILING CENTER  
FOR OWINGS MILLS CAR WASH  
11629 REISTERSTOWN RD. REISTERSTOWN, MD. 21136  
ATH. ELECTION DIST. BALTIMORE COUNTY, MD. MICROFILMED  
MR. A. M. AVIDAN - OWNER  
LANDSCAPING - CO.  
TAY No. 0408080-3

REVISED 2-1-95  
REVISED 1-27-95  
REVISED 12-5-94.



PROPERTY PLAN

SCALE 1" = 20'-0"

PROPERTY PLAN

AMENITY OPEN SPACE  
41235 / 5700 = 7.2

FLOOD AREA RATIO:  
Total Site Area Property 41235  
+ 30' Easement Road 4903  
+ 11' Hammer Ship Rd. 3161  
Total 49299 / 5700 = 8.6 F.A.R.



IN RE: PETITION FOR SPECIAL HEARING  
NE/S Reisterstown Road at  
Hammershire Road  
(11629 Reisterstown Road)  
4th Election District  
3rd Councilmanic District  
Amir Aviram and Cicero Brown  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-292-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 11629 Reisterstown Road, located in the vicinity of Delight near Owings Mills. The Petition was filed by the owners of the property, Amir Aviram and Cicero Brown. The Petitioners seek approval of an amendment to the previously approved site plans in Case Nos. 65-157-X, 77-45-X and 93-82-SPHX, to permit a proposed addition to the existing car wash facility. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petition were Amir Aviram and Cicero Brown, property owners, and Marvin Zentner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 41,235 sq.ft. (0.9553 acres), more or less, zoned B.L.-C.N.S., and is improved with a car wash. The property was the subject of prior Case Nos. 65-157-X and 77-45-X in which a special exception for a car wash and amendments thereto were granted on February 23, 1965 and April 5, 1977, respectively. In the most recent Case No. 93-82-SPHX, the Petitioners were granted approval to reduce the area of the car wash use to add a car rental agency to the site on December 10, 1992. The Petitioners now come before

me seeking an amendment to the previously approved site plans to construct a 25' x 74' addition to the existing car wash facility to add a detailing center. Based upon the testimony and evidence presented at the hearing, it is clear the relief requested should be granted. However, as a condition to the relief granted herein, the Petitioners shall be required to submit a landscape plan for review and approval by Baltimore County, prior to the issuance of any use permits. Furthermore, the Petitioners shall be required to comply with the Zoning Plans Advisory Committee (ZAC) comments submitted by Robert W. Bowling, Chief of the Developers Engineering Section of the Department of Public Works dated March 3, 1995.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of April, 1995 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plans in Case Nos. 65-157-X, 77-45-X and 93-82-SPHX, to permit a proposed addition to the existing car wash facility, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County. Furthermore, all landscaping shall be installed prior to the issuance of any permits.

3) Compliance with the ZAC comments submitted by Robert W. Bowling, Chief, Developers Engineering Section, dated March 3, 1995, a copy of which has been attached hereto and made a part hereof.

4) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

April 3, 1995

(410) 887-4386

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

Mr. Cicero H. Brown  
1008 Hart Road  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
NE/S Reisterstown Road at Hammershire Road  
(11629 Reisterstown Road)  
4th Election District - 3rd Councilmanic District  
Amir Aviram and Cicero Brown - Petitioners  
Case No. 95-292-SPH

Dear Mr. Brown:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Amir Aviram  
4 Baroness Court, Owings Mills, Md. 21117

Mr. Marvin Zentner  
5510 Edison Lane, Rockville, Md. 20852

People's Counsel

File

Printed with Soy-based Ink  
on Recycled Paper

## Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 11629 REISTERSTOWN RD which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AND ORDER AS APPROVED IN ZONING CASES.  
A REVISED ZONING PLAN

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zipcode

With my solemn declaration and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

AMIR AVIRAM

(Type or Print Name)

Signature

CICERO H. BROWN

(Type or Print Name)

Signature

11629 REISTERSTOWN RD 833-4552

Address

Phone No.

Postoffice Box No.

Name, Address and phone number of representative to be contacted

CICERO H. BROWN

(Type or Print Name)

Signature

1002 HARRIS TOWSON 825-1319

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

the following date: First Two Months

ALL OTHER

REVIEWED BY: SAE DATE: 3-16-95

286.

W. T. SADLER  
attorneys

507 mai ind reisterstown md 21136 4 - 526-5618 William T. Sadler

DESCRIPTION OF THE PROPERTY OF ALPER AND MEYER, INC.

LOCATION: 11629 REISTERSTOWN ROAD  
FOURTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

DATE: DECEMBER 3, 1987

DESCRIPTION:

Beginning for the same on the east side of Roaches Lane, formerly Century Avenue, as shown on a plat of Right of Way Agreement recorded among the Land Records of Baltimore County in Flat Book 3, folio 119, said place of beginning also being at the beginning of the fourth line of the land described in a Deed from Eva Annabelle Rexroth to Baltimore County, Maryland, dated January 27, 1978 and recorded among the Land Records of Baltimore County in Liber 5853, page 170, and thence leaving said Roaches Lane and running and binding along the said fourth line of the Deed from Rexroth to Baltimore County

North 76 degrees 09 minutes 20 seconds East 336.36 feet to the end of said line and to intersect the outline of Lot 1 as shown on the Plat of Huntsman Apartments, said plat being recorded among the Land Records of Baltimore County in Flat Book O.T.G. 34, folio 90, thence running along a portion of the west outline of said Lot 1

South 06 degrees 56 minutes 45 seconds East 51.40 feet to the northwestern right of way line of Hammershire Road as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. BW 72-047-1, thence running along said road

South 45 degrees 59 minutes 00 seconds West 274.91 feet to a point, thence leaving the right of way line as shown on the above-referenced Drawing and running along the northernmost right of way line of the fillet shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. BW 82-373-1

North 89 degrees 01 minutes 50 seconds West 21.22 feet to intersect the northeasternmost side of Reisterstown Road, Maryland Route 180, thence running and binding along said road

North 44 degrees 02 minutes 30 seconds West 163.45 feet to the intersection of the northwestern side of Reisterstown Road and the eastern

286.

side of Roaches Lane, thence running along the east side of Roaches Lane North 00 degrees 20 minutes 00 seconds West 43.72 feet to the place of beginning. Containing 0.9553 acres of land, more or less.

Being the remaining portion of the land which by Deed dated April 27, 1976 and recorded among the Land Records of Baltimore County in Liber 5628, page 903, was conveyed by Charles O. Hughes, et al, to Alper and Meyer, Inc.

Subject to a 10 foot wide Utility Easement as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. BW 59-132-5 and also subject to a Reversible Easement for Supporting Slopes as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. BW 82-373-1.

By: *William T. Sadler*  
William T. Sadler, P.L.S. 7730

The above description has been prepared from Deeds, records and surveys.



## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

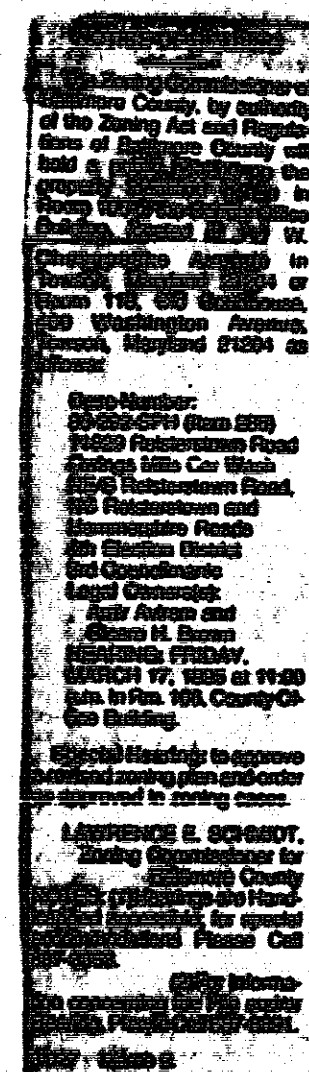
District: 4th Date of Posting: 3/13/95  
Posted for: Special Hearing  
Petitioner: Amir Aviram & Cicero H. Brown  
Location of property: 11629 Reisterstown Rd. & NE/S  
Location of Sign: Being Roadway, on property being owned by  
Remarks: *Amir Aviram*  
Posted by: *Amir Aviram* Date of return: 3/14/95  
Number of Signs: 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD. March 3, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 2, 1995.

THE JEFFERSONIAN,  
*A. H. Harrison*  
LEGAL AD. - TOWSON







Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account R-0716150

Number 250

Date 2-10-95

AMIR AVIRAM

11629 REISTERSTOWN ROAD

REISTERSTOWN, MD 21136

95-292-SPH

Case No. 95-292-SPH

Petitioner: Amir Aviram

RE: Item No.: 286

Case No.: 95-292-SPH

Petitioner: Amir Aviram

Dear Mr. Aviram:

The Zoning Advisory Committee (ZAC), which consists of representa-

tatives from Baltimore County approving agencies, has reviewed the plans

submitted with the above referenced petition. Said petition was accepted

for processing by, the Office of Zoning Administration and Development

Management (ZADM), Development Control Section on February 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or

request information on your petition are attached. These comments are not

intended to indicate the appropriateness of the zoning action requested,

but to assure that all parties; i.e., zoning commissioner, attorney,

petitioner, etc. are made aware of plans or problems with regard to the

proposed improvements that may have a bearing on this case. Only those

comments that are informative will be forwarded to you; those that are not

informative will be placed in the permanent case file.

If you need further information or have any questions regarding these

comments, please do not hesitate to contact the commenting agency or Joyce

Watson in the zoning office (887-3391).

Sincerely,

M. Carl Richards, Jr.

Zoning Supervisor

WCR/jw

Attachment(s)

Printed with Soybean Ink on Recycled Paper

TO: PUPPENT PUBLISHING COMPANY  
March 2, 1995 Issue - Jeffersonian

Please forward billing to:

Cloero H. Brown  
1008 Hart Road  
Towson, MD 21204  
410-825-1319

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-292-SPH (Item 286)  
11629 Reisterstown Road -- Owings Mills Car Wash  
11629 Reisterstown Road, MC Reisterstown and Hammershire Roads  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Amir Aviram and Cloero H. Brown  
HEARING: FRIDAY, MARCH 17, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to approve a revised zoning plan and order as approved in zoning cases.

LAWRENCE E. SCHULTZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 23, 1995

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Carl John

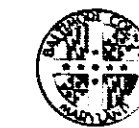
Arnold Jablon  
Director

cc: Amir Aviram  
Cloero H. Brown

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 10, 1995

Mr. Amir Aviram  
11629 Reisterstown Road  
Reisterstown, Maryland 21136

RE: Item No.: 286  
Case No.: 95-292-SPH  
Petitioner: Amir Aviram

Dear Mr. Aviram:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

M. Carl Richards, Jr.

Zoning Supervisor

WCR/jw  
Attachment(s)

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### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 2-27-95

DATE: 3-1-95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 271  
284  
285  
286  
288  
289

Bruce Auliz  
3-1-95

LS:sp

LETTY2/DEPRM/TXTSP



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-8-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 286 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2256 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21208-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/27/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owners: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 27, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 284, 286, 287 AND 289.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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